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1984
AGRICULTURAL REAL ESTATE VALUES IN ALBERTA

Production & Resource Economics Branch
Economic Services Division
Alberta Agriculture
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FOREWORD

This publication provides current year information on agricultural real estate values in rural Alberta.

CAUTION IS URGED IN ITS USE FOR INDIVIDUAL INTERPRETATION. TRENDS AND SITUATIONS DISCUSSED IN THIS REPORT ARE NOT INTENDED FOR USE AS BENCH MARKS FOR INDIVIDUAL TRANSACTIONS.

The values presented in the report were those values registered by buyers and sellers in the Land Titles Offices, and compiled as agricultural real estate values between January 1, and December 31, 1984. Land and building values were not separated in the original data, and this report does not attempt to suggest values of land or buildings to prospective buyers or sellers involved in specific transactions.

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1. INTRODUCTION

The purpose of this document is to summarize agricultural real estate transactions for 1984 and to clarify the new approach which has been adopted for determining the agricultural real estate situation in Alberta. The format of this report differs from the annual reports of previous years. Moreover, because of the changes implemented, the 1984 results cannot be compared with those of previous years. This report presents revised quarterly statistics as well as annual summaries of agricultural real estate transactions which took place in 1984.

1.1 Data Collection and Analytical Procedures

Data on all rural real estate transfers are collected by the Assessment Operations Branch, Department of Municipal Affairs from documents supplied by Alberta Land Titles offices. This information is compiled by the Central Services Branch into a computer stored data base containing qualitative and quantitative information pertaining to rural land title changes. For each parcel of land transferred, the parcel location, parcel size, transfer date, Canada Land Inventory (C.L.I.) class[1] and assurance fund value can be determined.

The C.L.I. class for each parcel transferred is determined by matching the parcel's legal description with the C.L.I. agricultural capability ratings for the area. These C.L.I. ratings are assigned by computer through the Department of Municipal Affairs, Alberta Land Use Planning (LANDUP) data bank.

C.L.I. ratings are assigned according to which class represented the largest portion of the quarter section or sections transferred. With the C.L.I. and land titles information, conclusions can be drawn regarding the relationship of average values (and number of transactions) to relative soil productivity.

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1. Canada Land Inventory is a classification system used to indicate the capability of the land for agricultural purposes.

The C.L.I. class definitions are as follows:[1]

Class	Definition
1	Soils with no significant limitations in use for crops;
2	Soils with moderate limitations that restrict the range of crops or require moderate conservation practices;
3	Soils with moderately severe limitations that restrict the range of crops or require special conservation practices;
4	Soils with severe limitations that restrict the range of crops or require special conservation practices or both;
5	Soils that are unsuitable for annual cultivation. Class 5 soils may be improved for the production of perennial forages and pastures;
6	Soils in this class have some natural grazing potential and improvement practices are not feasible;
7	Soils in this class have no capability for arable culture or permanent pasture;
8	Organic soils that are frequently found in the wooded regions of the province;
9	Unclassified due to a lack of C.L.I. maps of the area at 1: 250,000 scale or lower.

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1. Partially adapted from "Soil Capability for Agriculture in Alberta", Alberta Environment, May, 1977, L.K. Brocke.

Agricultural real estate is defined to include parcels of over 60 acres (25 hectares) recording transfer values between $5 and $1,500 per acre ($12 and $3,700 per hectare) on the date of registration. It is important to note that defined agricultural real estate may contain non-agricultural components which could affect transfer values. For example, a parcel of agricultural real estate may have portions of undeveloped land (land in a natural state) or there may be a well-site on the property. Also, the building value portion of the real estate cannot be directly determined from the data, but unpublished Statistics Canada data indicate that the building proportion could be 25 to 30 per cent of the total value of farm real estate.

The information in this report has been compiled on a provincial and municipal (County, Municipal District, Improvement District or Special Area) basis. Excluded are Improvement Districts 4, 9, 12, 13 and 24 which are national parks.

Prior to January 1984, the value at which agricultural real estate transferred was approximated by assurance fund values. These values indicated the transferee's opinion of the value of the land transferred. Thus, while assurance fund values were used to approximate market value, their use could have led to over or under estimation of the market value for real estate transfers. In January 1984, the Land Titles Division began to report "consideration values" instead of "assurance fund" values. The consideration value is the actual selling price of the property.

The Land Titles Division also made changes to the system for coding real estate transfers. Previously, the coding system had only allowed non-market transfers classified as transfers to estate executors, or transfers of federal, provincial or municipal lands to be differentiated. These types of non-market transfers were excluded from the Alberta Agriculture calculations of average real estate values. The new coding system allows many more categories of non-market transfers to be identified. Some of these codes include the following: "one$", "gift", and "see instrument". The code "see instrument" is used most often in

identifying non-market or unusual transfers. Many agricultural real real estate transfers are complex; they may include non-affixed assets such as equipment and livestock, or land trades or other external factors. It would be very difficult to summarize such transfers into a consideration value per acre. Originally it was the intent of Land Titles to code these complex market transfers as "see instrument". It was found however that there were a large number of cases coded as "see instrument" and therefore the Production and Resource Economics Branch carried out a study of "see instrument" cases.

In 1984 there were approximately 2,580 "see instrument" cases. A total of 267 cases were reviewed, representing 10.3 per cent of the total cases. The study of "see instrument" cases carried out in the summer of 1985 revealed that two thirds of the compiled "see instrument" cases were actually non-market transactions. It was therefore decided to omit the "see instrument" cases from calculations of acres transferred. Quarterly figures for 1984 have been adjusted to reflect this decision.

The exclusion of a greater number of non-market transfers from the data and the use of "consideration" values should produce more accurate estimates of the market value of land transferred. It will also mean that figures for 1984 onwards will not be directly comparable with data for 1971 to 1983. It is therefore advised that these series be used independently.

2. SUMMARY OF TRANSACTIONS IN ALBERTA FOR 1984

Real estate transactions and values are shown in Tables 1 to 5 and are illustrated graphically in Figures 1A to 4B.

2.1 Provincial Summary

A monthly breakdown of acres transferred by C.L.I. class is shown in Table 1. The most active months were January, April, May and June and the greatest acreages transferred were in C.L.I. Classes 2, 3 and 4. These trends are also shown graphically in Figures 1A and 1B. In Table 2, monthly average values per acre are broken down into C.L.I. classes. As expected C.L.I. Class 1 land had the highest value per acre and "Other" had the lowest value per acre. There are some month to month fluctuations in values, with October having the highest values for C.L.I. Classes 1 and 2 and peaks occurring mainly in the second quarter for the other C.L.I. classes. These trends are illustrated in Figures 2A and 2B.

2.2 Regional Summary

Data in Table 3 show regional average acres transferred and average values per acre on a quarterly basis. These are illustrated in Figures 3A and 3B respectively.

2.3 Quarterly Summary

The largest acreage transfers occurred in Regions 4 and 6 while the highest average values were in Regions 1 and 2 where the acreages transferred were the lowest. Data in Table 4 shows C.L.I. acreages and values broken down into quarters. Figures 4A and 4B illustrate this quarterly breakdown . The highest values for C.L.I. Class 1 occurred in the fourth quarter, whereas most other classes showed peaks in the second quarter. The provincial peak was in the second quarter for both acreage transferred and value per acre. A summary and analysis of quarter to quarter changes is given in Table 5.

TABLE 1

ACRES TRANSFERRED BY C.L.I. BY MONTH, 1984

Month	C.L.I. CLASS 1	2	3	4	5	6	Other[1]	Total
January	5,757	32,688	33,234	27,782	13,723	8,248	1,947	123,379
February	2,753	18,357	22,944	20,740	11,459	3,934	1,258	81,444
March	2,714	20,465	28,129	21,271	7,043	3,102	467	83,191
April	4,541	23,440	46,596	30,243	15,143	5,787	1,905	127,655
May	4,313	24,757	42,512	28,989	12,186	7,997	3,104	123,856
June	3,404	22,911	27,915	29,111	14,976	5,485	258	104,059
July	2,135	13,049	20,190	19,900	5,954	3,170	1,666	66,062
August	777	10,993	15,191	17,688	6,405	3,056	503	54,612
September	1,600	7,622	11,903	11,650	3,507	3,808	947	41,037
October	5,740	11,272	14,849	15,221	8,195	3,354	637	59,268
November	2,369	12,615	15,072	9,995	5,924	2,614	2,217	50,806
December	2,346	9,748	15,464	10,892	5,204	2,814	1,430	47,897
Year Total[2]	38,450	207,915	293,998	243,481	109,717	53,369	16,338	963,580

1. Includes parcels that were predominately C.L.I. 7, C.L.I. 9 or Organic, or could not be assigned a C.L.I. class because of lack of a suitable map.

2. Totals from Table 1 may vary because of various computer rounding errors.

TABLE 2

AVERAGE VALUE IN DOLLARS PER ACRE FOR C.L.I. CLASS BY MONTH, 1984

Month	C.L.I. Class							
	1	2	3	4	5	6	Other[1]	Total
January	613.10	469.38	444.77	348.88	334.93	383.39	316.20	419.20
February	580.82	503.14	416.27	278.60	307.32	307.50	341.17	384.61
March	736.82	566.25	477.50	357.22	273.91	383.56	227.82	454.90
April	692.88	549.45	477.79	427.12	416.51	215.67	190.35	463.01
May	826.00	549.00	456.06	335.88	418.32	335.05	344.00	445.06
June	678.63	545.41	451.93	334.11	374.75	371.43	171.34	430.92
July	808.42	442.24	392.04	363.66	391.90	355.98	309.48	403.04
August	678.64	443.14	459.21	339.89	482.10	239.31	612.36	412.24
September	664.16	525.41	414.94	318.29	456.68	242.85	117.21	398.47
October	948.01	600.63	417.18	307.54	306.60	410.62	131.69	456.59
November	830.07	538.00	422.52	308.72	392.37	343.46	153.74	428.50
December	790.16	408.58	317.27	337.23	453.68	289.07	216.48	373.71
Year Ag. Total[2]	747.07	516.20	439.93	344.39	376.29	326.03	261.69	427.92

1. Includes parcels that were predominantly C.L.I. 7, C.L.I. 9 or Organic, or could not be assigned a C.L.I. class because of lack of a suitable map.

2. Weighted Averages.

TABLE 3

AGRICULTURE REAL ESTATE SUMMARY BY REGION

		Region 1	Region 2	Region 3	Region 4	Region 5	Region 6
First Quarter	Acres	40,119	31,089	61,291	57,241	39,806	58,787
	$/Acre	525.41	551.48	471.57	349.19	449.95	275.68
Second Quarter	Acres	78,985	48,662	63,725	68,307	42,409	53,244
	$/Acre	607.07	499.10	449.04	380.58	409.26	275.63
Third Quarter	Acres	18,150	18,041	23,539	32,287	29,590	40,104
	$/Acre	519.19	541.17	534.41	347.76	389.52	273.57
Fourth Quarter	Acres	12,627	32,681	23,142	34,914	22,329	32,280
	$/Acre	506.99	613.60	446.93	347.37	451.17	240.04
Year Total	Acres	149,881	130,473	171,697	192,749	134,134	184,415
	$/Acre	566.14	546.08	468.50	359.75	423.96	268.97

TABLE 4

QUARTERLY AGRICULTURAL REAL ESTATE SUMMARY, FIRST - FOURTH QUARTER, 1984

		C.L.I. Class							
		1	2	3	4	5	6	Other	Prov. Total
First Quarter 1984	Acres	11,224	71,827	84,306	69,792	32,225	15,284	3,672	288,331
	$/Acre	635.10	508.31	447.94	330.54	311.77	363.89	313.54	420.46
Second Quarter 1984	Acres	12,258	71,107	117,019	88,341	42,305	19,268	5,266	355,566
	$/Acre	735.76	548.00	463.74	366.54	402.25	309.55	276.35	447.37
Third Quarter 1984	Acres	4,512	31,663	47,283	49,238	15,866	10,033	3,116	161,711
	$/Acre	734.90	462.57	419.38	344.39	442.63	277.51	300.01	404.99
Fourth Quarter 1984	Acres	10,455	33,635	45,385	36,108	19,322	8,782	4,284	157,971
	$/Acre	885.86	521.48	384.91	316.82	372.51	351.69	171.38	422.43
Year Total	Acres	38,450	207,905	293,981	243,467	109,715	53,368	16,338	963,233
	$/Acre	747.07	516.20	439.93	344.39	376.29	326.03	261.69	427.92

TABLE 5

SUMMARY OF RESULTS FOR 1984

	Acres Transfered	% Change QRT to QRT	Average Value Per Acre	% Change QRT to QRT
First Quarter	288,328	n/a	420.46	n/a
Second Quarter	355,570	23.3	447.37	6.4
Third Quarter	161,711	-54.5	404.99	-9.5
Fourth Quarter	157,971	-2.3	422.43	4.3
Year End Totals and Averages	963,580		427.92	

FIGURE 1A

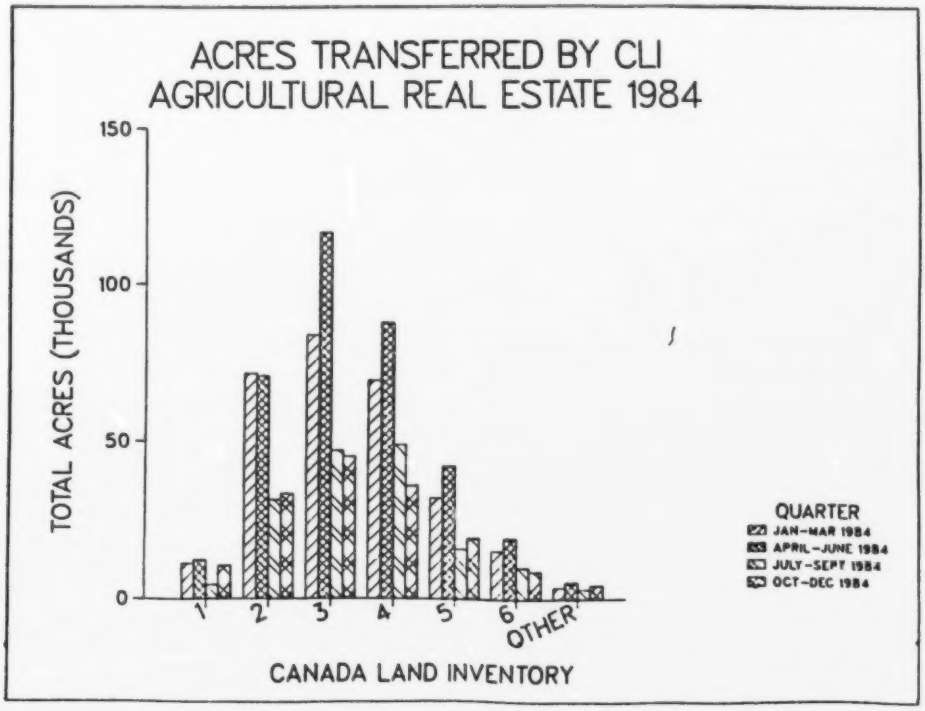


FIGURE 1B

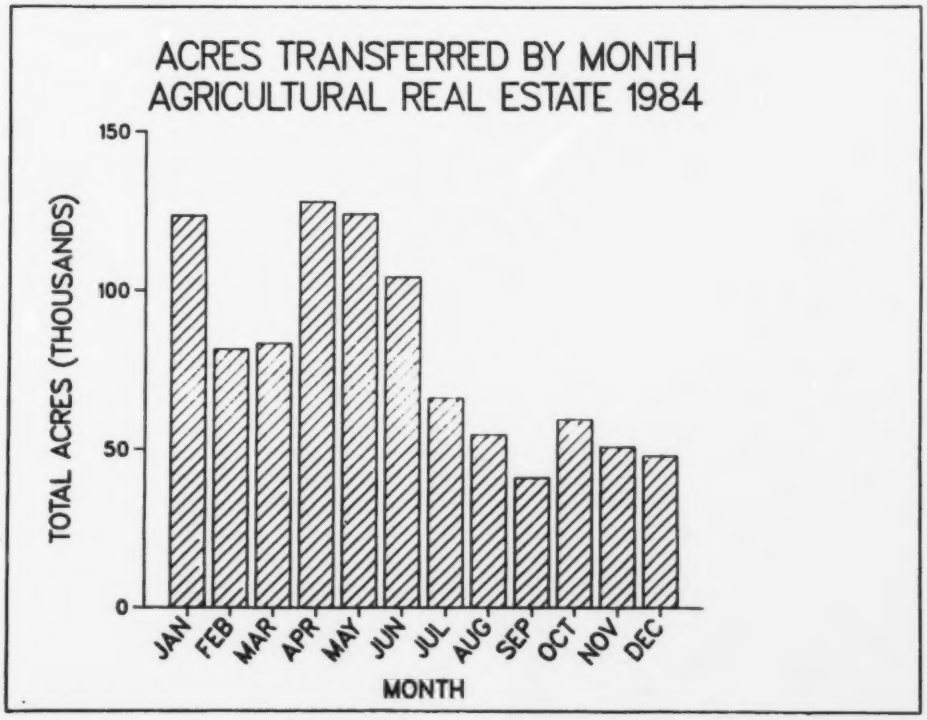


FIGURE 2A

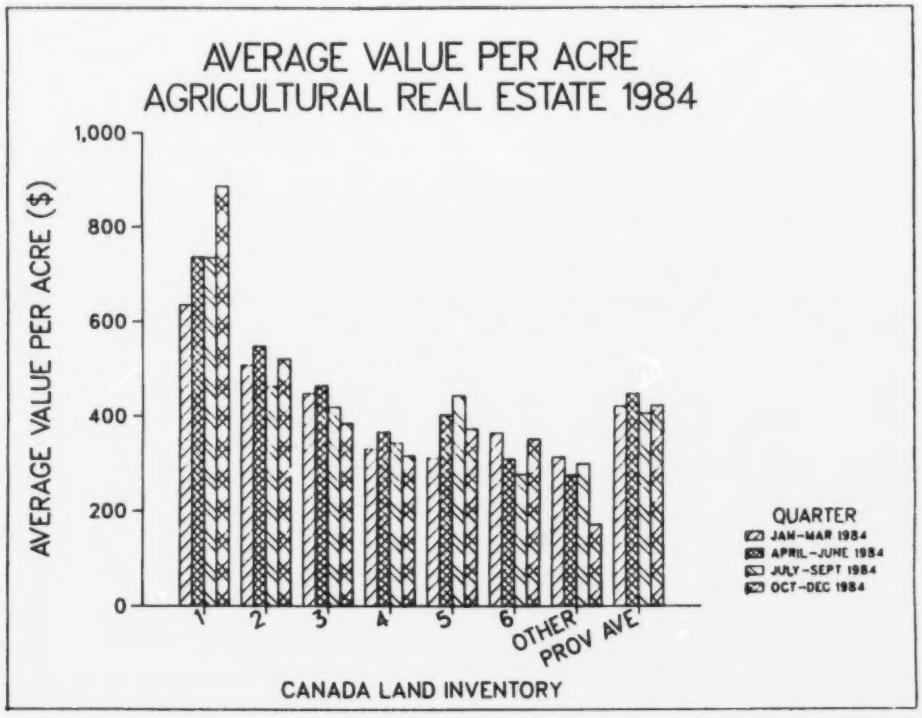


FIGURE 2B

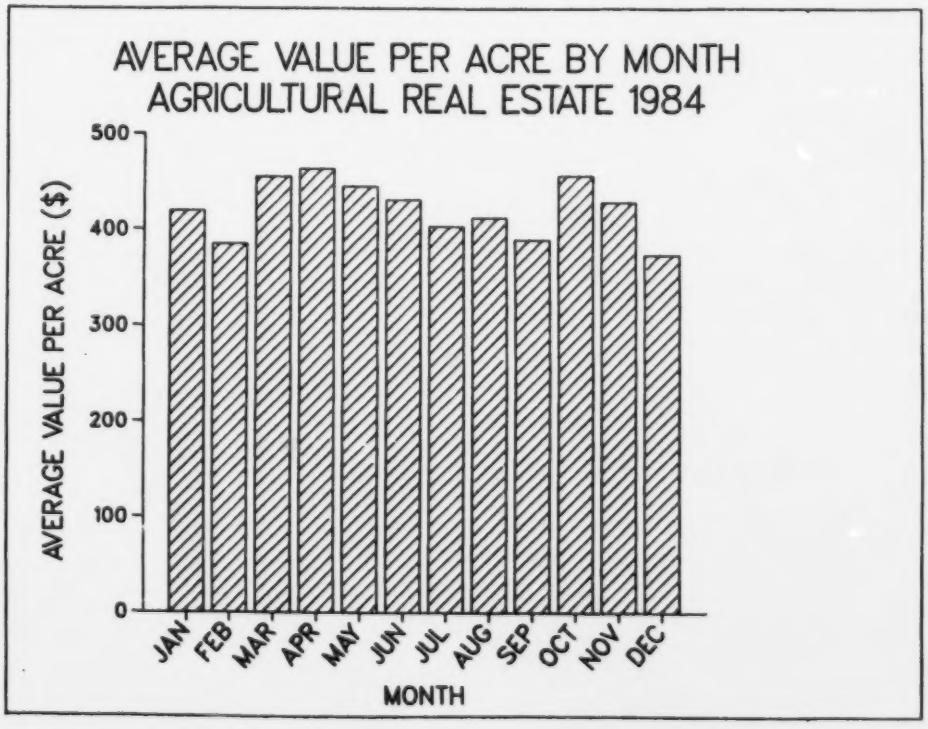


FIGURE 3A

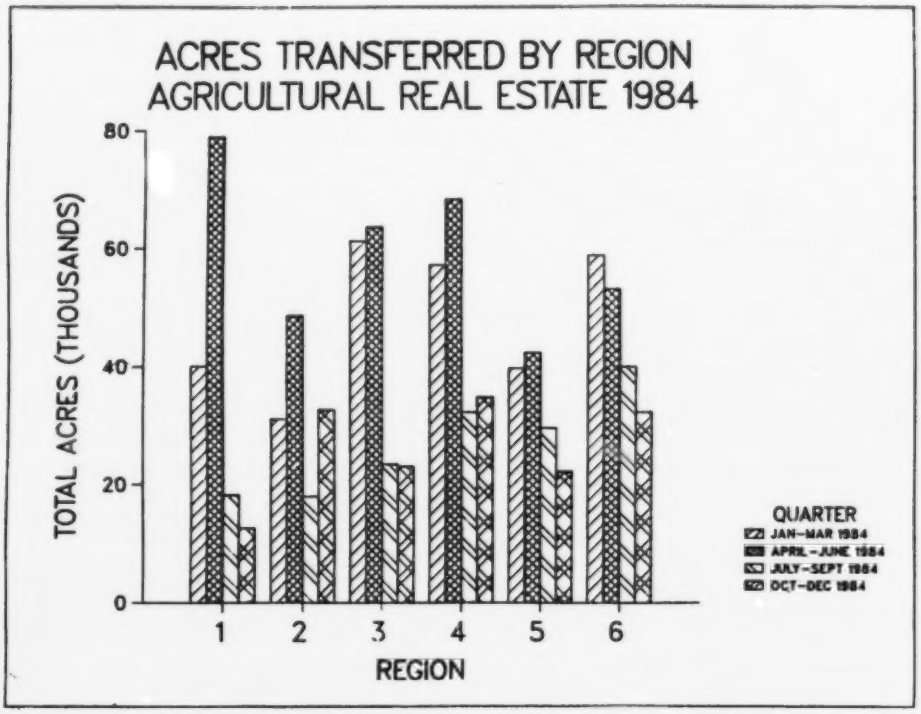


FIGURE 3B

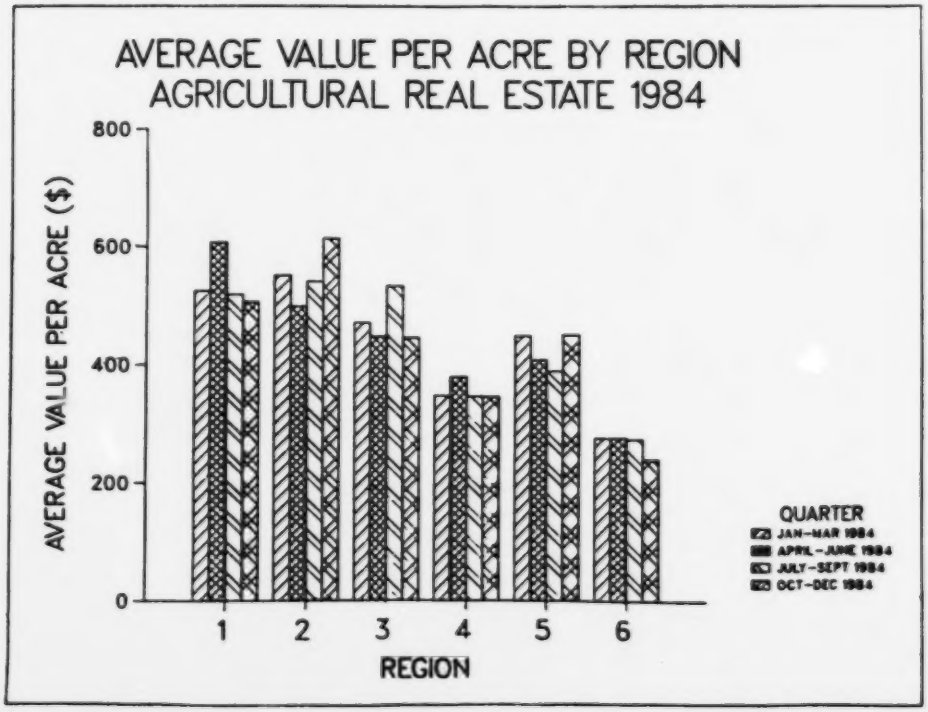


FIGURE 4A

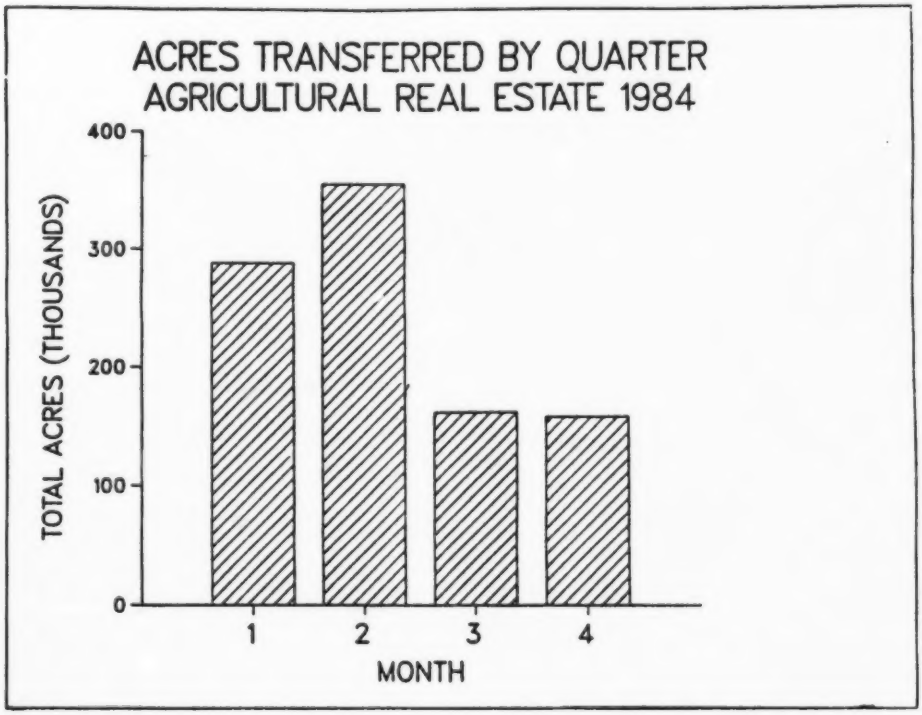
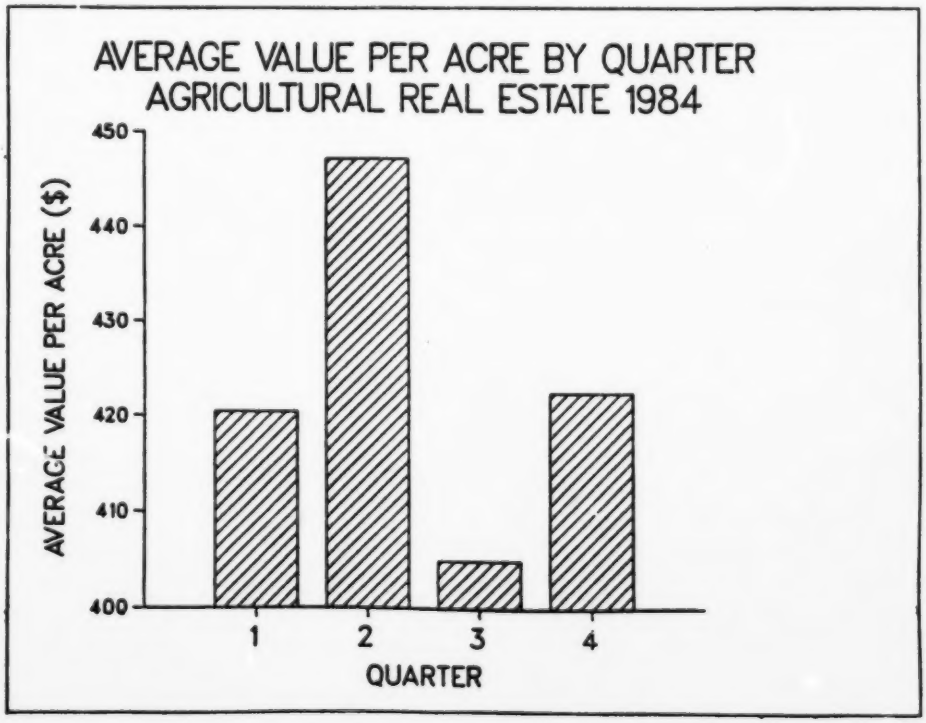


FIGURE 4B



While average values remained relatively stable over the four quarters of 1984, the second quarter (a traditonally strong period of real estate transactions) showed an increase over the first quarter. Average values dropped to $405 per acre in the third quarter and then recovered to near the year average in the fourth quarter.

The acreages transferred typically fluctuate from quarter to quarter; 1984 was no exception. The direction of change in the acreage transferred from quarter to quarter followed the normal expected patterns (increased from first to second; decreased from second to third; and decreased by a smaller amount from third to fourth quarter). The third quarter average decreased by 54.5 per cent from the second quarter. Analysis for previous years also shows that the period of highest activity is the second quarter, which corresponds with the start of a new crop year.

2.4 Agricultural And Non-Agricultural Comparison

A comparison of acreages and values for defined agricultural real estate and non-agricultural real estate transfers is given in Table 6. As previously stated agricultural transfers are defined as parcels greater than 60 acres (25 hectares) and valued between $5 and $1,500 per acre ($12 and $3,700 per hectare). Non-agricultural transfers are not subject to these restrictions. The acreage transferred as non-agricultural (according to our restrictions) was about 10 per cent of the total defined agricultural real estate transferred. The total value of non-agricultural real estate, however, was almost 87 per cent of the total value of agricultural real estate. This shows the large difference in value of the two types of real estate. Many non-agricultural transfers bring substantially higher values per acre, especially transfers which involve smaller acreages with high building values (eg: residential homes). The average value per acre of non-agricultural real estate was 811 per cent higher than the agricultural value per acre in 1984 (both include land and buildings).

TABLE 6

AGRICULTURAL[1] AND NON-AGRICULTURAL[2] REAL ESTATE COMPARISON

FOR 1984

	DEFINED AGRICULTURAL REAL ESTATE	NON-AGRICULTURAL REAL ESTATE within rural areas
Total value of land transferred ($)	412,180,981	365,275,151
Total acres transferred (ac)	963,223	93,691
Total hectares transferred (ha)	389,796	37,916
Average value per acre ($/ac)	427.92	3,898.72
Average value per hectare ($/ha)	1,057.43	9,634.42

1. Defined as parcels greater than 60 acres (25 hectares) and valued between $5 and $1,500 per acre ($12 and $3,700 per hectare).

2. Not subject to the restrictions in 1 above.

2.5 "See Instrument" Cases

Data from the Land Titles Division would suggest that one-third of all market transactions had a consideration value that was difficult to define (these being the "see instrument" cases). Research carried out by the Production and Resource Economics Branch indicates that two-thirds of the transactions placed in the "see instrument" category were actually non-market transfers (see Appendix A). Of the remainder, some were cash transactions and others (cash and mortgage or cash and property transactions) fit the definition of "see instrument" cases. The implication is that the values presented in this publication are based on an 85 per cent sample of all market transactions. Results should therefore be highly representative of true market values. The quality of data in the "see instrument" category will continue to be monitored. If the data are found to fit the "see instrument" classification, it may be possible in future to include those acreages in the real estate publications.

The year end total for acreages transferred, given in Table 5, shows that the ommision of the "see instrument" cases from this total has a noticeable impact. The figure of 963,580 acres (excluding "see instrument" cases) compares with a figure (54 per cent higher) of 1,479,979 with all "see instrument" cases included, or 1,133,565 with one-third of the "see instrument" cases included.

2.6 Municipal Summary

Acreage transferred and average values are given for each municipality, by C.L.I. rating, in Appendix B. These figures indicate that in 1984 the greatest number of transfers (39,491 acres) occurred within County 24 (Vermilion River). Improvement District 6 showed a low of 159 acres transferred. The highest average value within the province was $831.97 per acre in Municipal District 31 (Foothills) and the lowest average value was $189.15 per acre in Special Area 4.

APPENDIX A

ANALYSIS OF "SEE INSTRUMENT" CASES

C.L.I. Class	Cases with a Consideration Value (a)	"See Instrument" Cases[1] (b)	Total (a)+(b)=(c)	"See Instrument" Acres to Total Acres (b)/(c)
	(acres)			(%)
1	38,450	22,219	60,669	37
2	207,915	108,666	316,581	34
3	293,998	150,819	444,817	34
4	243,481	122,665	366,146	36
5	109,717	73,469	183,186	40
6	53,368	31,179	84,547	37
Other	16,338	7,037	23,375	30
Total	963,267	516,054	1,479,321	35
Adjusted Total		170,298[2]	1,133,565	15

1. As reported by Land Titles Division.

2. Total above adjusted for 66% non-market transactions.

APPENDIX B

AGRICULTURE REAL ESTATE TRANSFERS BY MUNICIPALITY AND C.L.I. RATING, 1984 (Acres)

Municipality		Agriculture C.L.I. Rating 1	2	3	4	5	6	Other	Total
County 1 Grande Prairie	Acres	0	10,470	9,524	2,901	1,911	862	1,086	26,754
	Avg. Value		371.22	295.55	239.10	226.10	195.52	86.00	317.52
County 2 Vulcan	Acres	320	3,254	4,479	5,020	557	125	0	13,754
	Avg. Value	-	685.91	616.70	556.55	315.17	-		596.56
County 3 Ponoka	Acres	0	7,530	5,821	2,733	4,713	1,104	0	21,902
	Avg. Value		474.61	474.19	450.53	376.43	356.01		444.39
County 4 Newell	Acres	896	2,112	3,146	6,090	6,123	154	0	18,521
	Avg. Value	-	754.89	462.49	601.60	579.00	-		593.53
County 5 Warner	Acres	0	6,437	6,753	2,919	1,706	266	0	18,081
	Avg. Values		525.08	513.91	425.63	429.08	-		492.01
County 6 Stettler	Acres	0	2,782	6,122	6,003	3,642	469	639	19,657
	Avg. Values		442.40	395.91	348.12	346.75	342.48	174.96	370.33
County 7 Thorhild	Acres	0	553	3,345	2,689	222	1,208	0	8,017
	Avg. Values		610.13	376.14	270.13	-	385.15		354.19
County 8 Forty Mile	Acres	1,204	1,746	8,126	5,432	1,658	318	0	18,483
	Avg. Values	922.74	666.98	497.90	371.90	284.65	-	0	482.84
County 9 Beaver	Acres	0	11,313	7,060	3,498	232	245	0	22,348
	Avg.Values		365.94	275.01	286.39	-	-		322.26
County 10 Wetaskiwin	Acres	1,424	3,821	3,208	5,577	1,675	1,491	0	17,198
	Avg.Values	484.26	574.28	450.41	350.36	406.82	373.68		437.39

APPENDIX B (cont'd)

AGRICULTURE REAL ESTATE TRANSFERS BY MUNICIPALITY AND C.L.I. RATING, 1984 (Acres)

Municipality		Agriculture C.L.I. Rating 1	2	3	4	5	6	Other	Total
County 11 Barrhead	Acres	0	2,583	2,991	3,771	158	2,130	0	11,633
	Avg. Value		468.14	378.93	356.63	-	198.53		362.94
County 12 Athabasca	Acres	0	0	5,579	6,749	1,354	3,932	0	17,615
	Avg. Value		0	387.78	215.42	220.77	193.21		265.47
County 13 Smoky Lake	Acres	159	2,372	2,224	818	949	807	0	7,328
	Avg. Value	-	458.78	157.36	209.69	162.58	203.87		276.09
County 14 Lacombe	Acres	160	5,150	5,647	4,039	1,927	150	0	17,073
	Avg. Value	-	817.96	747.75	650.74	620.14	-		738.32
County 16 Wheatland	Acres	239	2,016	5,094	5,614	160	134	0	13,256
	Avg. Values	-	793.47	588.53	557.71	400.00	-		609.39
County 17 Mountain View	Acres	6,799	2,065	4,331	464	9,189	799	162	23,809
	Avg. Values	720.45	517.61	763.82	556.42	585.68	269.29	0	638.01
County 18 Paintearth	Acres	0	0	7,599	2,812	2,040	1,322	0	13,773
	Avg. Values			349.75	276.43	151.92	164.07		287.65
County 19 St. Paul	Acres	0	1,446	7,488	4,391	2,623	1,279	158	17,385
	Avg. Values		382.95	314.83	301.42	231.06	363.74		307.79
County 20 Strathcona	Acres	884	1,751	614	665	715	390	0	5,019
	Avg.Values	816.24	817.67	881.89	504.71	442.82	-		735.50
County 21 Two Hills	Acres	865	2,019	4,035	2,584	0	81	0	9,584
	Avg.Values	645.66	441.30	292.38	355.31	0	-		371.18

APPENDIX B (cont'd)

AGRICULTURE REAL ESTATE TRANSFERS BY MUNICIPALITY AND C.L.I. RATING, 1984 (Acres)

Municipality		Agriculture C.L.I. Rating 1	2	3	4	5	6	Other	Total
County 22 Camrose	Acres	452	10,072	3,416	1,725	1,509	0	0	17,174
	Avg. Value	723.80	562.44	489.46	445.58	314.00			518.61
County 23 Red Deer	Acres	945	5,709	5,699	7,367	1,874	316	1,584	23,464
	Avg. Value	620.23	828.98	696.24	465.30	592.81	-	80.85	598.13
County 24 Vermilion River	Acres	0	11,268	14,253	8,455	3,157	2,358	0	39,491
	Avg. Value		504.56	485.35	313.86	310.62	269.56		427.26
County 25 Leduc	Acres	3,398	1,676	7,046	5,183	879	1,221	0	19,403
	Avg. Value	869.20	603.16	579.83	472.35	227.10	612.67		589.91
County 26 Lethbridge	Acres	160	6,663	2,772	1,094	0	0	0	10,689
	Avg. Values	-	790.46	889.82	656.72				812.93
County 27 Minburn	Acres	312	5,302	4,762	1,655	75	0	0	12,583
	Avg. Values	-	516.77	432.42	315.68	-	-		437.71
County 28 Lac St. Anne	Acres	0	3,613	4,161	4,995	1,498	1,200	97	15,564
	Avg. Values		350.31	419.46	348.41	242.19	348.30	-	359.41
County 29 Flagstaff	Acres	965	4,560	6,709	1,614	0	1,921	0	15,769
	Avg. Values	560.94	461.46	485.10	334.25		316.93		446.98
County 30 Lamont	Acres	1,393	6,186	1,808	757	315	849	0	11,309
	Avg.Values	476.19	406.11	569.08	167.17	-	237.39		414.44
County 31 Parkland	Acres	79	1,257	4,188	4,196	609	1,506	0	11,835
	Avg.Values	-	547.02	476.75	313.58	569.32	449.93		431.27

APPENDIX B (cont'd)

AGRICULTURE REAL ESTATE TRANSFERS BY MUNICIPALITY AND C.L.I. RATING, 1984 (Acres)

Municipality		Agriculture C.L.I. Rating 1	2	3	4	5	6	Other	Total
Municipal District 6	Acres	0	3,115	1,372	2,311	2,580	74	0	9,452
	Avg. Value		752.91	613.14	643.25	387.12	-		600.59
Municipal District 9	Acres	0	452	2,614	150	2,064	2,013	0	7,293
	Avg. Value		423.97	486.66	-	570.37	482.66		505.63
Municipal District 14	Acres	1,703	235	8,115	4,150	1,067	150	0	15,420
	Avg. Value	871.13	-	749.72	590.51	624.54	-		704.69
Municipal District 26	Acres	0	7,485	3,288	1,988	5,284	395	0	18,440
	Avg. Value		688.41	631.69	335.19	416.80	-		556.82
Municipal District 31	Acres	0	2,414	5,134	472	1,665	263	0	9,948
	Avg. Values		780.48	853.63	698.97	911.43	-		831.97
Municipal District 34	Acres	0	0	318	957	795	0	0	2,070
	Avg. Values			-	287.01	354.40			330.42
Municipal District 44	Acres	5,359	5,695	1,880	640	4,218	841	0	18,633
	Avg. Values	911.09	906.72	656.30	-	660.76	900.22	0	817.85
Municipal District 47	Acres	1,252	2,063	4,292	1,895	451	160	0	10,113
	Avg. Values	595.12	667.27	597.43	279.05	-	-	0	529.49
Municipal District 48	Acres	3,435	3,946	5,332	1,571	381	0	0	14,664
	Avg.Values	864.60	615.79	712.28	418.86	-	0	0	682.32
Municipal District 52	Acres	0	2,862	11,102	4,608	3,548	1,617	0	23,737
	Avg.Values		558.42	419.70	410.17	258.54	293.74		401.91

APPENDIX B (cont'd)

AGRICULTURE REAL ESTATE TRANSFERS BY MUNICIPALITY AND C.L.I. RATING, 1984 (Acres)

Municipality		Agriculture C.L.I. Rating 1	2	3	4	5	6	Other	Total
Municipal District 61	Acres	0	1,319	8,239	5,060	457	1,576	0	16,651
	Avg. Value		504.82	365.76	328.94	299.24	110.35		339.62
Municipal District 87	Acres	0	0	5,534	6,256	1,674	1,152	81	14,696
	Avg. Value			446.35	303.87	330.95	183.40	-	350.62
Municipal District 90	Acres	4,508	2,285	1,716	899	953	83	0	10,444
	Avg. Value	642.11	488.19	531.69	575.33	676.72	-		588.14
Municipal District 92	Acres	1,412	3,944	4,714	3,374	462	4,067	0	17,974
	Avg. Value	515.36	567.93	416.38	312.88	-	556.36		470.64
Municipal District 130	Acres	0	14,073	8,442	6,787	173	319	*473	30,267
	Avg. Values		358.29	226.17	282.76	-	-	-	299.77
Municipal District 133	Acres	0	1,096	2,550	0	0	0	316	3,961
	Avg. Values		294.20	282.54				-	304.85
Municipal District 135	Acres	0	2,643	2,637	0	317	0	238	5,836
	Avg. Values		346.40	473.90	0	394.00		1024.00	434.98
Municipal District 136	Acres	0	4,215	3,326	948	0	0	722	9,210
	Avg. Values		372.38	333.22	271.66			-	333.77

APPENDIX B (cont'd)

AGRICULTURE REAL ESTATE TRANSFERS BY MUNICIPALITY AND C.L.I. RATING, 1984 (Acres)

Municipality		Agriculture C.L.I. Rating 1	2	3	4	5	6	Other	Total
Improvement District 1	Acres	128	3,141	4,687	8,605	1,518	399	1,270	19,748
	Avg. Value	-	463.85	551.97	377.09	481.74	-	288.58	443.19
Improvement District 6	Acres	0	0	0	0	159	0	0	159
	Avg. Value					-			-
Improvement District 7	Acres	0	0	0	160	0	0	0	160
	Avg. Value				-				-
Improvement District 8	Acres	0	0	0	0	493	160	379	1,032
	Avg. Value					324.33	-	-	450.32
Improvement District 10	Acres	0	789	1,561	5,429	5,040	3,676	651	17,146
	Avg. Values		324.08	323.35	552.03	374.42	442.06	701.21	450.61
Improvement District 14	Acres	0	448	309	6,602	2,742	1,660	0	11,761
	Avg. Values		374.72	216.44	262.11	273.32	261.85		267.77
Improvement District 15	Acres	0	477	692	2,357	713	631	0	4,870
	Avg. Values		-	220.26	402.35	364.34	-		317.61
Improvement District 16	Acres	0	1,569	8,923	5,523	298	746	81	17,139
	Avg. Values		167.89	189.54	224.82	222.55	101.64	-	197.32
Improvement District 17	Acres	0	3,199	8,563	7,316	1,916	743	957	22,694
	Avg. Values		293.60	227.41	222.06	264.23	88.94	149.14	230.29
Improvement District 18	Acres	0	160	790	10,837	3,615	2,073	160	17,636
	Avg. Values		-	205.74	241.85	164.60	175.22	-	215.04

APPENDIX B (cont'd)

AGRICULTURE REAL ESTATE TRANSFERS BY MUNICIPALITY AND C.L.I. RATING, 1984 (Acres)

Municipality		Agriculture C.L.I. Rating 1	2	3	4	5	6	Other	Total
Improvement District 19	Acres	0	2,074	5,388	1,600	0	480	319	9,861
	Avg. Value		274.32	226.88	151.90		331.16	-	227.54
Improvement District 20	Acres	0	3,749	4,089	949	160	320	3,818	13,086
	Avg. Value		336.17	232.86	180.67	-	-	158.86	234.33
Improvement District 21	Acres	0	1,592	5,513	3,958	1,107	0	2,069	14,239
	Avg. Value		348.18	241.02	239.18	128.83		290.96	247.86
Improvement District 22	Acres	0	7,150	7,184	5,368	0	791	838	21,332
	Avg. Value		287.61	273.42	213.25	0	209.24	226.15	258.80
Improvement District 23	Acres	0	0	4,062	4,868	947	160	0	10,037
	Avg. Values			256.44	201.50	205.42	-		223.68
Special Area 2	Acres	0	0	1,752	11,277	6,565	799	0	20,393
	Avg. Values			213.20	222.02	150.80	166.72	0	196.16
Special Area 3	Acres	0	0	956	10,997	3,653	441	0	16,047
	Avg. Values			201.68	223.19	215.20	-		215.16
Special Area 4	Acres	0	0	951	3,760	3,235	465	0	8,412
	Avg. Values			307.03	222.41	122.94	139.67		189.15